

CITY OF HOBOKEN

HISTORIC PRESERVATION COMMISSION



DAWN M. ZIMMER
Mayor

Dennis English, Chairman
Elaine Gold, Vice Chair
Martin Anderson, Commissioner
Susan Pregibon, Commissioner
Ana Sanchez, Commissioner
Seth Abrams, Commissioner
Gretchen Druck, Commissioner
Steven Zane, Commissioner
James Perry, Commissioner
Ellen Stewart, Alternate
Jonathan Metsch, Alternate

PUBLIC NOTICE & AGENDA

September 12, 2016
6:30 P.M

Please be advised, that the Hoboken Historic Preservation Commission will hold its regular meeting on Monday September 12, 2016 at 6:30P.M in the Court room on the 1st floor of City Hall 94 Washington Street.

- 1. Meeting Call to Order and Opening Statement (Sunshine Law)**
- 2. Roll Call**
- 3. Approval of Minutes**
- 4. Correspondence –**
- 5. Committee Report –From Commissioner Pregibon**

HEARINGS:

Address: 1117 Washington Street
Applicant: Steve McFarland
Architect: none to date
Block/Lot: 243/10
Zone: R-1 Residential / (H) Historic District
For: Requesting Certificate of Appropriateness Clean and repair front
Of the building, will be replacing the existing windows
Recommendation, shall be made to Zoning Office, &
Construction Department.

Address: 931 Hudson St\A
Applicant:
A Seth Martin
Architect; Nastasi

Block/Lot: 238/11
Zone: CBD (H) Historic District
For: Certificate of Appropriateness for: Extension of the existing elevator bulkhead
And interior stair; to proposed roof deck and green roof.
Existing storefront/ painting a new sign on the building. Recommendation
Shall be made to the Zoning Office & Construction Department

Address: 421 Washington Street/ Carried from 9/12/ 16 meeting
Applicant: Direct Laundry
Contractor: CLN Signs & Awnings
Block/Lot: 215/11.01
Zone: R-1 (H)
For: Certificate of Appropriateness for: Installation of a new sign over the
Existing, storefront. Recommendation shall be made to the Zoning Office
And Construction Department.

Address: 608 Hudson Street
Applicant: Chris Andrew & Kerry Flynn
Architect: Antonio Aiello
Block/Lot: 217.1/27
Zoning: R-1 Residential/ (H) Historic District / (CS) Court Street
For: Requesting Certificate of Appropriateness to replace the existing window
Renovation will be made to the first floor window by changing window
Back to the original size of the windows, Recommendation, shall be made to
Zoning Offices & Construction Department.

Address:
Applicant:
Block/Lot:
Zone: CBD (H) - Historic Central Business District
For: Installation of new signage on the building facing Observer Highway
Recommendation to the Zoning Offices & Construction Office

Address: 315 Washington Street
Applicant: 315 Washington Streets LLC
Architect: Nastas
Block/Lot: 212 / 15
Zone: CBD (H) - Historic Central Business District
For: Certificate of Appropriateness: Reconstruction and reconfiguration of the
Existing first floor storefront facing Washington Street and the
construction
(3) Story addition facing Court Street
Recommendation to the Zoning Office & Construction Offices

Address:
Applicant:
Block/Lot:

Zone:

For:

Address: 114 Washington Street

Applicant: 114 Washington, LLC

Block/Lot: 200 / 28

Zone: CBD (H) - Historic Central Business District

For: Certificate of Appropriateness: Renovation of ground floor and basement
Into new commercial space; new construction of ground floor commercial
Entry and reconfiguration of the existing residential entry fronting
Washington Street.
Recommendation to the Zoning Offices, & Construction Office

Address 310 Hudson Street/ 311 Court Streets

Applicant: 3 Ten Hudson LLC

Architect: Minervini Vandermark

Block/Lot: 214.01/30

Zone: R-1 Residential/ (H) Historic (CS) Court Street

For: Certificate of Appropriateness –proposed alterations & additions
To become a 5 story / 3family building at 310 Hudson & new 2 story over
Garage single family, at 311 Court Street.
Recommendation to the Zoning Board of Adjustment, Zoning Office &
Construction Office

Address: 527 Washington Street

Applicant: ICHI U INC

Contractor:

Block/Lot: 216/15

Zone: Residential –R-1 (H)

For: Certificate of Appropriateness- proposed alterations to the existing
Storefront, installations, of new signage, and awning.
Recommendations to the Planning Board, Zoning Office and Construction
Department

**And any other such matters, that may come before the Hoboken Historic
Preservation Commission.**

NEXT HISTORIC COMMISSION MEETING DATE; OCTOBER 3, 2016

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION
Minutes –September 12, 2016

Chairman English called the meeting to order at 6:30 P.M. He announced that this is an open public meeting of the Hoboken Historic Preservation Commission and that adequate public notice has been provided by means of a notice posted outside the City Clerk's office, advertisements in the Jersey Journal, Hoboken Reporter, Bergen Record and The City of Hoboken's web site.

All Historic Preservation meetings are recorded.

Chairman English requested roll call:

Present

Dennis English

James Perry

Jonathan Metsch

Gretchen Druck left meeting @ 9:45 P.M.

Ellen Stewart

Elaine Gold

Susan Pregibon

Absent

Seth Abrams

Ana Sanchez

Chairman English called the first address:

Address: 931 Hudson Street

Applicant's Name: Seth Martin

Attorney's Name:

Architect's Name: Nastasi Architect

Applicant was requesting for the extension of the existing elevator bulkhead and interior stairs for the proposed roof deck and green roof. Project description was for the removal of the existing elevator bulkhead and replaced with a new bulkhead to be approximately four feet higher than the existing bulkhead. The architectural detailing of the existing elevator bulkhead's exterior is designed to integrate it with the rest of the existing building's façade and is in the same scale and character as that of adjacent historic buildings' dormers. Appurtenances and other detailing; the materials and finishes for the elevator bulkhead exterior draw from those existing already on façade; buff colored iron-spot brick lay in Flemish bond, wood ornamental details painted to match the patina of aged copper, and glass.

Two bulkhead options were presented to the Commissioners Option (A) emulates the Greek pediment and Corinthian pilasters of the fourth floor dormer, and option (B) which will be a minimal box wrapped in white glass. This proposed private roof deck is located at the rear of the roof, and is to have glass guard, in order for the visual impact from ground level to be de-minimis. At this point of the meeting some of the Commissioners made suggestions how to integrate the new materials to the existing building. Most of the Commissioners had problems with each of the options and requested Mr. Nastasi to returning with new drawings.

No vote was taken at this time; application will be carried to the next (HPC meeting on October 3, 2016).

Chairman English called the next address:

Address: 315 Washington Street
Applicant's Name: 315 Washington Street LLC
Architect's Name: Nastasi

Applicant was returning to the Historic Commission for the 3rd time, with this application, for the reconstruction and reconfiguration of the existing storefront facing Washington Street. Temporary salvage of the existing storefront components to use as templates for fabrication of the replacement parts, Architect John Nastasi was requesting to reconstruct this storefront and some of the Commissioners were requesting that this storefront be restored. The Commissioners and Mr. Nastasi debated if this application should be reconstruction or restoration. Applicant was requested to return to the next HPC meeting with new drawings.

No vote was taken at this time.

The Second part of this application was the 314 Court Street property. Applicant was requesting the structure fronting Court Street is proposed as a 3-story masonry structure utilizing traditional materials in a more modern design. The first floor of the addition will be part of the commercial space facing Washington Street. The exterior face of the first floor will be an integral colored glass fiber reinforced concrete (GFRC) panel system to maintain the carriage house look and proportion of Court Street. From Court Street there will also be entry access to a second floor courtyard and new duplex accessory apartment on the second and third floors of the Court Street addition. The Court Street façade is shown clad in long format hand, made clay face brick and cast stone details with large loft windows. The face of the brick façade wraps all façades of the addition (North, West and South) to present a finish façade to the adjacent properties at 317 Washington Street and the bank parking lot immediately to the South.

A motion was made to approve by Commissioner Pregibon and seconded by Commissioner Perry; all in favor: Yes.

Chairman English called the next address:

Address: 107 Washington Street
Applicant's Name: 111 Washington Street LLC
Architects' Name: Nastasi

The applicant was approved for the new construction of a 5 story mixed-use building with commercial space both below-grade and at street level fronting Washington Street this building will also have 14 apartments units are accessed by residential lobby of Court Street. This 5 story mixed-use building is proposed as a modern interpretation of limestone clad building adjacent to the site. The first floor will feature nearly 50 feet of continuous storefront glazing, providing access to a below-grade commercial space and the Washington Street fronting space. A new egress passage exits to Washington Street and serves the New 14 apartment units as well as the Walgreens occupant load. Above this band of commercial storefront, 4 large bays are carved into the new limestone clad façade, resembling the repetitious carvings in the Firs Street façade of the adjacent building.

The Court Street: part of this application was also approved. The residential entry will be accessed from Court Street as will the ground floor commercial service entrance. The existing trash storage, and egress area serving the adjacent Walgreens will be provided in a new fenced-in partially-covered trash and storage area on the property. Two residential tenant parking spaces are provided. The exterior face of the commercial façade is set back 20 feet and is clad with clay

face brick to maintain the carriage house look of Court Street. The residential façade is set back 40 feet and is a typical stucco finish with framed windows to complement the Washington street façade. A tall glazed opening stretches up the face to mark the entrance to the residential lobby below.

A motion was made to approve by Commissioner Pregibon and seconded by Commissioner Perry; all in favor: Yes.

Chairman English called the next address:

Address: 114 Washington Street

Applicant's Name: 114 Washington LLC

Architect's Name: Nastasi

This application was approved for the renovation of the ground floor and basement into new commercial space. The space will have the new construction of ground floor commercial entry and reconfiguration of the existing residential entry fronting Washington Street. The new Washington Street façade will be glass storefront and entry doors with transom above; new zinc paneling on the bulkheads and exterior walls. Commercial entry will be relocated to align with the center line of existing façade. A new emergency egress door is added to serve the commercial tenant from basement level out to the street. New painted; aluminum, cantilevered canopy over entry doors for future signage. The existing residential entry door will be replaced to coordinate with new commercial faced. The residential floors 2-5 will remain unchanged. New signage will be placed on the existing canopy with the suggested individual letters which is located below the cornices.

A motion was made to approve as present by Commissioner Perry and seconded by Commissioner Pregibon; all in favor: Yes.

Total – Yes - 6 / Nay - 0

Chairman English called the next address:

Address: 421 Washington Street

Applicant's Name: Direct Laundry

Contractor's Name: CLN Signs

Applicant was requesting to install a new sign over the existing storefront. This sign will read (Direct Laundry). At this point of the meeting the Commissioners requested that measurement of the sign board be scaled down to fit between the cornice above the storefront and the 2nd floor bay windows, also the Commissioners had some concerns that the color orange being requested was too bright. Commissioners made some suggestions and this application will be carried to the next HPC meeting on October 3, 2016.

Chairman English called the next address:

Address: 527 Washington Street

Applicant's Name: CHI U INC

Contractor's Name:

Applicant was approved to replace the current door, with new black aluminum frame entrance door, with transparent glazing, will be replacing the storefront windows with aluminum framing and new glass.

Signage: will be installing a new sign that will read (T-swirl crepe) measurements of this sign will be 150''(w) x 11''(h) color of the backboard will Autumn Brown, letter measurements are between 6 to 8 inches , color of letters will be white. Glass in window unit to be illumined and existing transom will be replaced size will remain the same.

Lighting: will be installing (4) goosenecks fixtures, to be placed over the new sign.

Amendments made to this application: removal of the existing awning and not to be replaced.

The blade sign was also removed from this application.

A motion was made to approve with the amendments by Commissioner Anderson and second by Commissioner Pergibon; all in favor: Yes

Total votes:

Yes - 8 / Nay - 0

At this point of the meeting Chairman English said that it was getting too late and remaining items on this agenda will have to return on October 3, 2016.

***** 1117 Washington Street*****

***** 310 Hudson Street*****

****** 59 Washington Street did not attend this meeting*****

****** 608 Hudson Street did not attend this meeting*******

Chairman English called to adjourn meeting:

A motion was made to adjourn @ 10:30 P.M. All in favor

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Gretchen Druck, Commissioner
Steven Zane, Commissioner
James Perry, Commissioner
Ellen Stewart, Alternate
Jonathan Metsch, Alternate

PUBLIC NOTICE & AGENDA

October 3, 2016

6:30 P.M

Please be advised, that the Hoboken Historic Preservation Commission will hold its regular meeting on Monday October 3, 2016 at 6:30P.M in the Conference Room in the (basement) of City Hall 94 Washington Street.

- 1. Meeting Call to Order and Opening Statement (Sunshine Law)**
- 2. Roll Call**
- 3. Approval of Minutes**
- 4. Correspondence –**
- 5. Committee Report –**

HEARINGS:

Address: 1117 Washington Street carried from 9/12/16
Applicant: Steve McFarland (information in September 12, 2016 package)
Architect: none to date
Block/Lot: 243/10
Zone: R-1 Residential / (H) Historic District
For: Requesting Certificate of Appropriateness Clean and repair front
Of the building, will be replacing the existing windows
Recommendation, shall be made to Zoning Office &
Construction department.

Address: 931 Hudson St/ Carried from 9/12/16 meeting
Applicant: Seth Martin
Architect; Nastasi

Block/Lot: 238/11
Zone: CBD (H) Historic District
For: Certificate of Appropriateness for: Extension of the existing elevator bulkhead
And interior stair; to proposed roof deck and green roof.
Existing storefront/ painting a new sign on the building. Recommendation
Shall be made to the Zoning Office & Construction Department

Address: 315 Washington Street carried over from
Applicant: 315 Washington Streets LLC
Architect: Nastas
Block/Lot: 212 / 15
Zone: CBD (H) - Historic Central Business District
For: Certificate of Appropriateness: Reconstruction and reconfiguration of the
Existing first floor storefront facing Washington Street and the
Construction (3) story addition facing Court Street, Recommendation to
Zoning Office & Construction Offices

Address: 736 Washington Street
Applicant: Michael
Contractor:
Block/Lot: 206/26
Zone: R-1
For: Certificate of Appropriateness: Installation of new signs in the existing
Storefront windows
Recommendation shall be made to the Zoning Office, Construction
Department, and Planning Board.

Address: 421 Washington Street/ Carried from 9/12/ 16 meeting
Applicant: Direct Laundry
Contractor: CLN Signs & Awnings
Block/Lot: 215/11.01
Zone: R-1 (H)
For: Certificate of Appropriateness for: Installation of a new sign over the
Existing, storefront. Recommendation shall be made to the Zoning Office
And Construction Department.

Address 310 Hudson Street/ 311 Court Streets (returning from 9/12/16
Applicant: 3 Ten Hudson LLC (information in September 12, 2016 package)
Architect: Minervini & Vandermark
Block/Lot: 214.01/30
Zone: R-1 Residential/ (H) Historic (CS) Court Street
For: Certificate of Appropriateness –proposed alterations & additions
To become a 5 story / 3family building at 310 Hudson & new 2 story over
Garage which will be single family, at 311 Court Street.
Recommendation to the Zoning Board of Adjustment, Zoning Office &
Construction Office

Address: 608 Hudson Street
Applicant: Chris Andrew & Kerry Flynn
Architect: Antonio Aiello
Block/Lot: 217.1/27
Zoning: R-1 Residential/ (H) Historic District / (CS) Court Street
For: Requesting Certificate of Appropriateness: Restoration and Renovation of The front face and architectural components, replacement of the existing Windows, increase in first floor windows, to original height cleaning and Repair of existing brick façade and steps. New front doors to replace Existing. New railing to replace, existing at hand rail and front fence. Recommendation, shall be made to Zoning Office and Construction Department.

Address: 91-95 River Street
Applicant: Wells Fargo Bank
Block/Lot: 231.1/ 2
Zone: CBD (H) - Historic Central Business District
For: Proposed lighting upgrades at ATM and drive-thru area
Recommendation shall be submitted to the Zoning Office & Construction Department.

Address: 532 Washington Street
Applicant:
Contractor: Ray Guzman
Block/Lot: 204/25
Zone: R-1 Residential (H)
For: Certificate of Appropriateness- will be installing new signage
Recommendation shall be submitted to the Zoning Officer & Construction Department.

Address: 521 Washington Street
Applicant: Brandon Rand
Architect: Icom Architect (Iggy Caramia)
Block/Lot: 216/12
Zone: R-1 Residential/ (H) Historic
For: Certificate of Appropriateness --proposed alterations to storefront,
Signage: Recommendation to the Zoning Office & Construction Office

Address: 79 Hudson Street
Applicant: Gogi Grill
Contractor: Sign Mart
Block/Lot: 216/15
Zone: CBD (H)
For: Certificate of Appropriateness-, installations, of new signage, and awning.
Recommendations to the Zoning Office and Construction Department

And any other such matters, that may come before the Hoboken Historic

Preservation Commission.

NEXT HISTORIC COMMISSION MEETING DATE; November 7, 2016

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION
Minutes – October 3, 2016

Vice Chairperson Gold called the meeting to order at 6:30 P.M. She announced that this is an open public meeting of the Hoboken Historic Preservation Commission and that adequate public notice has been provided by means of a notice posted outside the City Clerk's office, advertisements in the Jersey Journal, Hoboken Reporter, Bergen Record and The City of Hoboken's web site. All Historic Preservation Meetings are recorded.

Vice Chairman Gold requested roll call

Present

Martin Anderson
Ellen Stewart
Ana Sanchez
Susan Pregibon (arrived @6:45 p.m.)
Elaine Gold
Seth Abrams
Jim Perry
Steven Zane
Jonathan Metsch

Absent

Dennis English
Gretchen Druck left meeting (9:30 p.m.)

Vice Chairperson Gold called the first address:

Address: 1117 Washington Street

Applicant's Name: Steven McFarland

Architect's Name: None to date

Applicant was approved for the cleaning and repair front façade of this building, by removing all existing paint and re-point as needed. Finish will be original brick and stone.

Will be scraping and repaint the window frames and sills color will be black.

Will be replacing all existing windows with two over one **Marvin clad windows**, size will remain the same as the original, color will be black.

A motion was made to approve as presented by Commissioner Zane and seconded by Commissioner Anderson; all in favor yes. Ellen Stewart recused herself

Total Vote- Yes – 8 / Nay - 0

Vice Chair Gold called the next address:

Address: 931 Hudson Street

Applicant's Names: Seth Martin

Architect's Names: Nastasi

The approval for this project includes the construction of an expanded elevator bulkhead on top of the existing elevator which currently does not go to the roof. This proposed structure will be 6'10 x 11'4" and will increase an additional 4' in height to a total height of 8' and will occupy 4.5% of roof coverage. The new expanded elevator bulkhead will be sheathed in staggered interlocking flat seam pre-patinated copper cladding as per the architect's rendering submittals.

A motion was made by Commissioner Anderson to approve, this motion was seconded by Commissioner Pregibon; All in favor yes.

Total Vote- Yes – 9 / Nay - 0

Vice Chair Gold Called the next address:

Address: 315 Washington Street

Applicant's Name: 315 Washington Street LLC

Architect's Name: Nastasi

Applicant was approved for the- reconstruction and partial reconfiguration of the existing first floor storefront facing Washington Street and the construction of a 3-story addition facing Court Street.

Project description for Washington Street was the temporary salvage of existing storefront components to use as templates for the fabrication of replacement parts. The existing cast iron columns will be restored in place to accommodate a single entry door and change from two narrow commercial spaces to one large commercial space. The existing stone step/curb into the building will be removed at the north end of the storefront to permit accessibility into the commercial space. The reconfiguration of the storefront will include a sensitive installation of cantilevered display windows with support brackets, turned columns at the corners of glass display windows, glass transom over the display windows and matching cornice. Storefront and cornice proportions will follow the original design. The residential entry will be moved to the Court Street side of the property to facilitate one larger commercial space facing Washington Street.

In addition, the paint will be removed from the brick columns on the north and south sides of the storefront facade to restore them to a natural brick and stone finish.

COURT STREET: The structure fronting Court Street is proposed as a 3-story masonry structure utilizing traditional materials in a more modern design. The first floor of the addition will be part of the commercial space facing Washington Street. The exterior face of the first floor will be an integral colored glass fiber reinforced concrete (GFRC) panel system to maintain the carriage house look and proportion of Court Street. From Court Street there will be the primary residential entry to the building as well as access to a second floor courtyard and a new duplex accessory apartment on the second and third floors of the Court Street addition. The Court Street facade is shown clad in long format handmade clay face brick and cast stone details with large loft windows. The face brick facade wraps all facades of the addition (north, west and south) to present a finish facade to the adjacent properties at 317 Washington Street and the bank parking lot immediately to the south.

A motion was made to approved as presented by Commission Zane and Seconded by Commissioner Anderson; all in favor yes.

Total Vote: Yes – 9 / Nay – 0

Commissioners also requested that all materials that are removed from the storefront, be documented and replaced as they exist. Commissioners also requested that new plans be submitted to the Historic Commission office with this information.

Vice Chair Gold called the next address:

Address: 521 Washington Street:

Applicant's Name: Browd Rund

Architect's Name:

The applicant proposed to renovate the storefront and install a new sign and a retractable awning as represented on the plans marked H-1 dated 9/20/2016 and submitted to the Commission.

The Commission has conditionally approved the renovation subject to planning board approval as follows:

- 1) The existing fixed canopy, storefront glass and single entrance door are to be removed; the brick piers on either side of the entrance and storefront will remain as they are and the stone-faced bulkhead will be slightly modified as noted unchanged.
- 2) The residential and retail entrances currently together Vis the same outer vestibule will be separated to comply with the zoning code. The current opening will be widened approximately 4' to allow for two side-by-side entrances; the left door will be for residential use only, and the right door will enter directly into the retail unit.
- 3) The doors and window will then be replaced with an integrated glass and aluminum framed storefront system; the frame is to be a medium-to-dark aluminum with a matter or brushed finish
- 4) The proposed sign shall consist of a Porcelanosa Oxford Antricta (dark gray stone/tile) backer board with pin mounted aluminum letter reading "MAKAI POKE CO". And a Pinnacle Architectural Lighting linear light fixture (model: PAL-PW). Backer board measuring 1'5"high by 15'8" wide will be set into the existing recessed sign facia space. Letters shall not exceed more than 12" in height. Light fixtures will also be attached to the backer board (not the building); fixture shall not project more than 12" from the face of the building or sidewalk.
- 5) The proposed awning will be retractable with a maximum projection of 8". The awning cover will be Sunbrella canvas in Charcoal Gray Heather. Overall width of the awning shall match that of the width of the updated entrance and storefront (16'.6"). When open, the bottom edge of the awning shall not be more than 8' above sidewalk grade.

The Commissioners recommended that the current plans show a single step up to enter both the residential and retail spaces, as part of the overall reconstruction of the interior, the Commissioners suggested that the step be eliminated, if possible, to improve accessibility.

A motion was made to approve as presented by Commissioner Zane and seconded by Commissioner Anderson; all in favor yes.

Total Vote: Yes – 9 / Nay - 0

Chairperson Gold called the next address:

Address: 421 Washington Street

Applicant's Name: Direct Laundry

Contractor Name: CLN Signage

Applicant was approved for the installation of a new sign over the existing storefront. The sign will read (Direct Laundry) Size of the sign will be 14''wide x 12' long; the letter size will be 7 inches, color of the letters will be white for words, Laundry and the word Direct will be blue, the background, of the sign will be PMS 1595 orange & PMS-293 dark blue.

A motion was made to approve with an amendment to change of the color being requested by Commissioner Stewart and seconded by Commissioner Anderson; all in favor yes.

Total Vote: Yes – 9 / Nay - 0

Chairperson Gold called the next address:

Address: 79 Hudson Street:

Applicant's Name:

Contractor's Name: Sign Mart

Applicant was approved for installation of a new sign and awning , the existing awning over the two storefront windows will be retained and recovered with new Sumbrella canvas awnings in black; each will have a grill logo approximately 24" round; only the left awning will have the building number "79" printed on the valance; no other lettering . A new non-illuminated sign will be installed above the entrance door to the restaurant. Backboard will be white-washed wood panel size to fit within the existing transom over the door. This sign will read "GOGO Grill Korean BBQ TO-GO" and will include the same grill logo as on the awnings. Letter and logo will be 1" thick, stud mounted to the backboard, painted brown and orange; maximum letters height will be 9.

A motion was made to approve as presented by Commissioner Anderson and seconded by Commissioner Pregibon; all in favor yes.

Total vote: Yes - 8 / Nay - 0

Vice Chairperson Gold called the next address:

Address: 736 Washington Street

Applicant's Name: Michael Secesay

Contractor's Name:

Approved to placing a vinyl sign with the store logo on each window, one on the left and one on the right windows of the storefront, the logo size will be 2.5' x 2.5' in the center of each window of the storefront, The proposed logo will be color on the frosted glass on the existing window. No other signage or alterations will be made to this storefront at this time.

A motion was made to approve as presented by Commissioner Anderson and seconded by Commissioner Pregibon; all in favor yes.

Total vote: Yes-8 / Nay-0

Chairperson Gold called the next address:

Address: 91-95 River Street

Applicant's Name: Wells Fargo Bank

Architect's Name: Nehmad Perillo & Davis

The applicant Wells Fargo Bank was requesting to install new exterior LED lighting Upgrade that the applicant desires to make to the existing bank, the applicant proposes to replace a total of four (4) existing canopy-mounted lighting lamps and fixtures with new LED lamps and fixture as indicated on the plans presented to the Historic Commission, which is to install one (1) new canopy-mounted LED lamp and fixture at a height of 12 feet, which is stated on the existing plans dated 9/8/16; applicant was also approved to repair and patch all holes from existing ceiling light. The new lighting is designed to meet the Applicant's requirements and to minimize light spillage off of the site at the adjacent property lines. Any marble broken during installation will be repaired

A motion was made to approve with the amendment to omit the drive through by Commissioner Zane and seconded by Commissioner Anderson.; all in favor yes.

Total vote: Yes - 8 / Nay - 0

Vice Chairperson Gold called the next address:

Address: 608 Hudson Street

Applicant's Name: Christopher Andrew/Kerry Flynn

Architect's Name: Urban Design Workshop

Applicant was approved for the Restoration and renovation of front face and architectural components, by the replacement of existing windows with new windows, increase first floor windows to original height all windows will be Marvin Aluminum Double hung with gray finish.

- 1) Cleaning and repair of existing brick façade and steps.
- 2) Will be restoring, the existing front and rear entrance doors.
- 3) Reconstruction of the existing cornice.
- 4) Will be replacing the existing railings.

Commissioners requested that the applicant consider a different type of railing.

A motion was made by Commissioner Sanchez to approve with the amendment to change the style of the railing that were being requesting and seconded by Commissioner Anderson; all in favor yes.
Commissioner Pregibon recused herself.

Total Vote: Yes – 6 / Nay - 0

Vice Chair Gold called the next address:

Address: 310 Hudson Street

Applicant's Name: Mr. Goldberg

Architect's Name: Minervine Vandermark

Applicant was requesting the alteration and the installation of an addition at this existing (4) four story residential building to become a (5) five story residential building.

Also was requesting to contract a new (3) three story residential building on the Court Street property. Commissioners made some suggestions; one was to omit the request to install the new ADA compiling door, to have the addition set back about 8 to 10 feet. Applicant agreed to return for the next HPC meeting; no vote was taken, application will be carried for November 7, 2016.

Vice Chairperson Gold called the next Address:

Address: 534 Washington Street

Applicant's Name: Lovin Today Juicery

Contractor's Name: Brainwaze Studio

Architect's Name:

This applicant was requesting the storefront design is based on the existing store in and around Washington street area and will be made of wood and brick and insulated and tempered glass show window and door. The existing cornice above storefront will be cleaned and restored to original form and color. The Commissioners made some suggestion about restoring the existing storefront. This applicant also agreed to return to the next HPC meeting on November 7, 2016.

Thank you to each Commissioner who responded with nominations. Following are the businesses that were nominated for recognition of their contribution to the Hoboken Historic District. To help in your evaluation of the nominees the year was also added to be use at the award ceremony.

The Roost & Brower Club, 55 First Street (2016)

W. Kodak Jewelers, 60 Newark Street (2016)

Cadillac Cantina / Texas-Arizona, 76 River Street (2013)

Honeygrow, 120 Washington Street (2015)

Mills Tavern, 125 Washington Street (2013)

Tally-Ho, 215 Washington Street (2014)

Athleta, 316 Washington Street (2015)

Francesca's, 318 Washington Street (2016)

Grimaldi's Pizzeria, 411 Washington Street (2010)

Anthropologie, 412 Washington Street (2013)

Flatbread Grill, 517 Washington Street (2015)

Sorrellina, 1036 Washington Street (2016)

Hoboken Wine House, 1100 Washington Street (2015)

The Golden Carrot, 1102 Washington Street (2015)

Schnakenberg's Luncheonette, 1110 Washington Street (2014)

V's Barber Shop, 1114 Washington Street (2012)

Bin 14, 1314 Washington Street (2011)

These additional locations also mentioned but the storefront renovations were completed prior to 2010:

Hoboken News, 500 Washington Street

Dunkin Donuts, 700 Washington Street

Amanda's, 908 Washington Street

Elysian Café, 1001 Washington Street

A motion was made to adjourn @10:30 P.M. All in favor

CITY OF HOBOKEN

HISTORIC PRESERVATION COMMISSION



DAWN M. ZIMMER
Mayor

Dennis English, Chairman
Elaine Gold, Vice Chair
Martin Anderson, Commissioner
Susan Pregibon, Commissioner
Ana Sanchez, Commissioner
Seth Abrams, Commissioner
Gretchen Druck, Commissioner
Steven Zane, Commissioner
James Perry, Commissioner
Ellen Stewart, Alternate
Jonathan Metsch, Alternate

PUBLIC NOTICE & AGENDA

November 7, 2016
6:30 P.M

Please be advised, that the Hoboken Historic Preservation Commission will hold its regular meeting on Monday November 7, 2016 at 6:30P.M in the Conference Room in the (basement) of City Hall 94 Washington Street.

- 1. Meeting Call to Order and Opening Statement (Sunshine Law)**
- 2. Roll Call**
- 3. Approval of Minutes**
- 4. Correspondence –**
- 5. Committee Report –Susan Pregibon Hudson Street Sub-committee report**

HEARINGS:

Address: 201 Washington Avenue
Applicant: Kora & Kora
Contractor: Signs by Lynn
Block/Lot: 213/1
Zone: CBD –Central Business District / (H) Historic District
For: Requesting Certificate of Appropriateness: to recover Existing awning frame; and will be adding new Signage
Recommendation, shall be made to Zoning Office & Construction Office.

Address: 315 Washington Street carried over from
Applicant: 315 Washington Streets LLC

Architect: Nastas
Block/Lot: 212 / 15
Zone: CBD -Central Business District (H) - Historic
For: Certificate of Appropriateness: Reconstruction and reconfiguration of the Existing first floor storefront facing Washington Street and the Construction (3) story addition facing Court Street, Recommendation to Zoning Office & Construction Offices

Address 2-10 Hudson Place
Applicant: Hoboken Holdings LP
Architect:
Block/Lot 230/6.01
Zone: (CBD) Central Business (H) - Historic
For: Installation of a 6'high black metal picket type fence.
Recommendation shall be made to the Planning Board
Zoning Office & Construction Offices

Address 310 Hudson Street/ 311 Court Streets (returning from 9/12/16
Applicant: 3 Ten Hudson LLC Returning from 10/3/16
Architect: Minervini & Vandermark
Block/Lot: 214.01/30
Zone: R-1 Residential/ (H) Historic (CS) Court Street
For: Certificate of Appropriateness –proposed alterations & additions
To become a 5 story / 3family building at 310 Hudson & new 2 story over
Garage which will be single family, at 311 Court Street.
Recommendation to the Zoning Board of Adjustment, Zoning Office &
Construction

Address: 70 Hudson Street
Applicant: Matt Rodrigue
Block/Lot: 210.01/24
Zone: Central Business District (CBD) (H)
For: Certificate of Appropriateness for: Installation of a new signage
In storefront windows Recommendation shall be made to the Zoning
Office and Construction Office

Address: 227 Washington Street
Applicant: Quality Greens
Architect: Joseph J. Smerina AIN (New York Design)
Block/Lot: 213/11
Zone: (CBD) Central Business District / (H) Historic
For: Certificate of Appropriateness –proposed alterations to existing
Storefront also requesting new signage installation
Recommendation to the, Zoning Office & Construction Office

Address: 95 River Street
Applicant: T-Mobile
Architect: French & Parrello

Block/Lot: 231. 02/
Zoning: (CBD Central Business District/ (H) Historic District
For: Requesting Certificate of Appropriateness:
Upgrade of existing Rooftop T-Mobile wireless communication
Facility-relocation and addition of antennas.
Recommendation to the Zoning Office & Construction Office

Address: 532 Washington Street
Applicant:
Contractor: Ray Guzman
Block/Lot 204/25
Zone: R-1 Residential (H)
For: Certificate of Appropriateness- will be installing new signage
Recommendation shall be submitted to the Zoning Officer & Construction
Offices

Address: 91 Washington Street
Applicant: Wok to Walk Management
Architect: G141 Architecture
Block/Lot: 211/1.01
Zone: CBD Central Business District (H) Historic
For: Certificate of Appropriateness-, requesting to replace the existing
Storefront, new signage
Recommendations to the Zoning Office and Construction
Offices

**And any other such matters, that may come before the Hoboken Historic
Preservation Commission.**

NEXT HISTORIC COMMISSION MEETING DATE; December 5, 2016

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION

Minutes – November 7, 2016

Chairman English called the meeting to order at 6:30 P.M. He announced that this is an open public meeting of the Hoboken Historic Preservation Commission and that adequate public notice has been provided by means of a notice posted outside the City Clerk's office, advertisements in the Jersey Journal, Hoboken Reporter and The City of Hoboken's web site.

All Historic Preservation Meetings are recorded.

Chairman English requested roll call

Present

Dennis English
Susan Pregibon
Steven Zane
Ana Sanchez left meeting @ 8:05 p.m.
Elaine Gold
Ellen Stewart
Gretchen Druck
Jim Perry
Martin Anderson
John Miller Esq. (Counsel for HPC)

Absent

Seth Abrams

Address: 201 Washington Street

Applicant's Name: Kora & Kora

Contractor's Name: Signs by Lynn

Applicant was approved for the recovering of the existing awning frame, with new Sunbrella fabric, color will be dark red, signage will be placed on the awning to read (Koro Koro) maximum letter size will be 12 inches, the logo which rice ball shall be 16 inches, color of letters and logo will off white. The address and web-site will be placed on the valance letter size will be 2 inches. Applicant will call with the #4603 of Sunbrella awning fabric color which will be Jockey Red.

A motion was made to approve as presented with the amendment, by Commissioner Perry and seconded by Commissioner Pregibon; all in favor yes.

Total Vote- Yes - 9 / Nay - 0

Chairman English called the next address:

Address: 2-10 Hudson Place

Applicant's Name: Hoboken Holdings LP

Architect's Name: WSJS

Applicant was approved for the proposed work which includes installation of a 6 feet high black metal picket type fence with ornamental detail and open pickets. The fence will have two secure locked and hinged double gates for service access (i.e. cleaning & maintenance of the covered plaza. The fence will also have two secure (locked) hinged single gates for occupant access/egress for 2 small tenant spaces on the building's first floor who share an exterior building entrance to the plaza. The 2 secure (locked)

hinged, single gates will always be operable from within the covered plaza as required for emergency egress. Will be placing (12) planters behind the fences, the measurement for planters will be 3ft long x 3ft wide each.

A motion was made to approved, as presented by Commissioner Zane and seconded by Commissioner Pregibon.

Roll call vote: Chair English yes, Vice Gold yes, Commission Pregibon yes; Commission Metsch yes; Commissioner Zane yes; Commissioner Anderson yes, Commissioner Druck yes; Commissioner Stewart yes; Commissioner Perry nay.

Total Vote - Yes -8 / Nay -1

Chairman English called the next address:

Address: 310 Hudson Street

Applicant's Name: 3 Ten Hudson LLC

Architect's Name: Minervini & Vandermark

Applicant was approved for the following:

Front elevation proposed: Alterations & additions to become a 5 story 3 family building:

Shall be scraping the existing railing and will be cleaned and repainted color will be black. Existing door, to be scraped, cleaned & painted black. New address plaque, existing exterior light to remain. Existing window frame to be scraped cleaned & painted. Existing headers are to be refinished. To install addition to the top floor / roof of this building, this addition will have 5ft set back from the property line. Will be installing casement wood frame windows, color of frames will be black; the façade will be grey zinc composite panels.

311 Court Streets:

Front elevation: will be constructing a two story over the existing garage into a single family structure.

Façade of this structure will be of Modular red brick from floor to floor, iron spot smooth. The overall building height will be 30'-0" above grade.

1st Floor will be installing new carriage-door style overhead, Coachman collection material, and steel color black.

Entry Door will be Pella doors twin colonial light entry door material, fiberglass color black. New address plaque matching the plaque on 326 Hudson Street. There will be a new exterior light on the right of the doors.

2nd & 3rd floor will be installing new double hung wood windows Qty-6 4" cast stone sill level with new cast stone header.

The cornice will match the lower brick corbel brick.

A motion was made to approve by Commissioner Anderson and seconded by Commissioner Pregibon; Roll call vote: Chair English yes, Vice Gold yes, Commission Pregibon yes; Commission Metsch yes, Commissioner Zane nay; Commissioner Anderson yes, Commissioner Druck yes; Commissioner Stewart nay; Commissioner Perry yes.

Total Vote - Yes -7 / Nay - 2

Chairman English called the next address:

Address: 70 Hudson Street

Applicant's Name: Matt Rodrigues

Contractor's Name:

Applicant was approved for the installation of two signs in the storefront windows; each sign's measurements will be 3.8sq ft. long x 1.7sq ft. wide the total storefront sq. ft. - 12.5sq ft. Signs will read (SGD) SO GONG DONG; background color of the sign will be red with letters.

A motion was made to approved by Commissioner Zane and seconded by Commissioner Anderson; all in favor yes.

Total Vote - Yes - 9 / Nay - 0

Chairman English called the next address:

Address: 227 Washington Street

Applicant's Name: Quality Greens

Architect's Name: Joseph Smerina (New Design)

Applicant was requested to remove the black glass from the existing storefront, and it be replaced with a wood and aluminum facade. The commissioners made some suggestions and the applicant agreed to return for the next HPC meeting. No vote was taken.

Chairman English called the next address:

Address: 95 River Street

Applicant's Name: T-Mobile

Contractor's Name: French & Parrello

T-Mobile is proposing to upgrade its existing rooftop wireless telecommunication facility at the subject property in order to meeting the service demands of its customers in this area of the City.

Currently, T-Mobile's facility consists of 6 antennas, of which, 5 are mounted to the front (west side) of the building parapet and 1 is mounted to the rear (east side) of the building parapet and rooftop equipment cabinets. In this upgrade, T-Mobile is proposing to install three additional antennas which will create three sectors of three antennas each. Two existing antennas on the front of the building will be relocated to the north side of the building and two antennas (one on the front of the building and one on the rear of the building) will be relocated to the south side of the building. The new orientation will be 3 antennas on north side, 3 antennas on the west side and 3 antennas on the south side of the building per the plans & photo reported submitted to the HPC.

The applicant stated that this upgrade does not constitute a substantial change as it is typical for wireless installations to consist of as many as 12 antennas and the new antennas will be installed in the same fashion as the existing antennas.

A motion to approve as presented by Commissioner Pregibon and seconded by Commissioner Druck.

Chairman English requested a roll call vote:

Commissioner Pregibon yes, Commissioner Gold yes, Commissioner Druck yes, Commissioner Anderson yes, Commissioner Sanchez no, Commissioner Stewart Yes, Commissioner Zane nay, Commissioner Metsch yes, Commissioner English yes.

Total Vote - Yes – 7/ Nay – 2

Chairman English called the next address:

Address: 534 Washington Street

Applicant's Name: Ming

Architect's Name: HAAK Architects

Applicant was approved to repaint the existing cornice over the storefront, paint all molding and bulkhead around this storefront. Paint color being used is Benjamin Moore HC-58 Chippendale Rosetone, Benjamin Moore HC 59 Odessa pint, Benjamin Moore HC-190 Black. Also installing new tempered glass shall be installed for the storefront windows.

Will be placing the new sign over the storefront which will read (Lovin' Today Juicery). Total measurements are 12 ft.-9 ¾" x 3 ft. letters are white acrylic size will be 7.5" x 2" flat mount on wood panel substrate (TBD) by Architect. Red pale green & lemon acrylic circles 3.5" x 2" thick flat mount. The word Juicery will be white acrylic letters 5.8" x 2" thick flat mount on backboard.

Lighting: will be installing 3 light fixtures; each fixture's measurements will be 30" long x 6" wide.

A motion was made to approve as presented by Commission Druck and seconded by Commissioner Anderson all in favor; yes

Total Vote – Yes - 9/ Nays - 0

Chairman English called the last address:

Address: 91 Washington Street

Application was carried over to the next HPC meeting. Commissioners made some suggestions about saving the bulkhead of the storefront and not installing folding doors. Applicant agreed to return to the December 5th meeting. No vote was taken at this time.

A motion was made to adjourn @11:00 P.M. All in favor.

CITY OF HOBOKEN

HISTORIC PRESERVATION COMMISSION



DAWN M. ZIMMER
Mayor

Dennis English, Chairman
Elaine Gold, Vice Chair
Martin Anderson, Commissioner
Susan Pregibon, Commissioner
Ana Sanchez, Commissioner
Seth Abrams, Commissioner
Gretchen Druck, Commissioner
Steven Zane, Commissioner
James Perry, Commissioner
Ellen Stewart, Alternate
Jonathan Metsch, Alternate

PUBLIC NOTICE & AGENDA

DECEMBER 5, 2016
6:30 P.M

Please be advised, that the Hoboken Historic Preservation Commission will hold its regular meeting on Monday December 5, 2016 at 6:30P.M in the Conference Room in the (basement) of City Hall 94 Washington Street.

- 1. Meeting Call to Order and Opening Statement (Sunshine Law)**
- 2. Roll Call**
- 3. Approval of Minutes September & October 2016-and Yearly Calendar**
- 4. Correspondence Letter to Stephen Marks from State NJ department of Environmental Protection and report from Ann Holtzman Zoning Officer**
- 5. Committee Report – For Willow Terrace**

HEARINGS:

Address: 202 Washington Street
Applicant: Mattress Firm
Contractor: Butler Sign Co.
Block/Lot: 201/27
Zone: CBD –Central Business District / (H) Historic District
For: Requesting Certificate of Appropriateness: remove the existing Sign to install new signage
Recommendation, shall be made to Zoning Office & Construction Office.

Address: 706 Washington Street

Applicant: Asana
Contractor:
Block/Lot: 206 / 40
Zone: R-1 Residential District (H) - Historic
For: Certificate of Appropriateness: Installation of new of
Signage for basement level commercial tenant, this
Will be a blade; Recommendation to
Zoning Office & Construction Offices and Planning Board

Address: 227 Washington Street
Applicant: Quality Greens
Architect: Joseph J. Smerina AIN (New York Design)
Block/Lot: 213/11
Zone: (CBD) Central Business District / (H) Historic
For: Certificate of Appropriateness –proposed alterations to existing
Storefront also requesting new signage installation
Recommendation to the, Zoning Office & Construction Office

Address: 91 Washington Street carried from 11/7/16
Applicant: Wok to Walk Management
Architect: G141 Architecture
Block/Lot: 211/1.01
Zone: CBD Central Business District (H) Historic
For: Certificate of Appropriateness-, requesting to replace the existing
Storefront, new signage
Recommendations to the Zoning Office and Construction
Offices

Address 418 Washington Street
Applicant: Fast Food Holdings LLC Trading as Grubbs Take-Away
Block/Lot 203/1-
Zone: R-1 Residential District (H) - Historic
For: Exterior renovation storefront, & installation of new signage
Recommendation shall be made to the Planning Board
Zoning Office & Construction Offices

Address 718 Washington Street
Applicant: 718
Contractor: Ray Guzman
Block/Lot: 214.01/30
Zone: R-1 Residential/ (H) Historic
For: Certificate of Appropriateness- Installation of a new blade sign
Recommendation shall be made to the Zoning Offices & Construction
Office

Address: 70 Hudson Street
Applicant: Prime Cycle
Contractor: Ray Guzman

Block/Lot:
Zone: CBD (H)
For: Certificate of Appropriateness –Installation of a new signage
Recommendation shall be made to Zoning Office & Construction Office.

Address: 518 Washington Street
Applicant: Charritos
Contractor: Ray Guzman
Block/Lot: 204/32
Zone: R-1 (H) Historic
For: Certificate of Appropriateness-Repainting the existing storefront,
With repairs to the existing bulkhead.

Address: 409 Washington Street
Applicant: Bluestone Lane Coffee/ Michael Fahey
Architect:
Block/Lot: 215/5
Zone R-1 Residential (H)
For: Certificate of Appropriateness Paint lower portion of the façade and
Recovering the existing awning,
Remove existing window and replace with bi-folding door

Address: 20 Hudson Place
Applicant: Mario Fini
Architect:
Block/Lot: 231. 02/
Zoning: (CBD Central Business District/ (H) Historic District
For: Requesting Certificate of Appropriateness: New signage to be
Placed on the façade of the building
Recommendation to the Zoning Office & Construction Office

And any other such matters, that may come before the Hoboken Historic Commission.

NEXT HISTORIC COMMISSION MEETING DATE; January 4, 2017

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION
Minutes –December 5, 2016

Chairman English called the meeting to order at 6:30 P.M. He announced that this is an open Public Meeting of the Hoboken Historic Preservation Commission and that adequate public notice has been provided by means of a notice posted outside the City Clerk's office, advertisements in the Jersey Journal, Hoboken Reporter and The City of Hoboken's web site.

All Historic Preservation Meetings are recorded.

Chairman requested roll call.

Present

Dennis English
Elaine Gold
Ana Sanchez
Seth Abrams
Ellen Stewart
Martin Anderson
Gretchen Druck
Steven Zane
Jonathan Metsch
Susan Pregibon
John Miller (Board Counsel)

Absent

Chairman English requested that the minutes for September 12, 2016 and October 3, 2016 reviewed and voted on.

Minutes for September 12, 2016 meeting had a few corrections with additional information that; this information consisted of changes to roll call information Commissioner Druck was omitted from the roll call list. A motion was made to approved with the amendments by Commissioner Pregibon and seconded by Commissioner Anderson; all in favor yes.

Minutes for October 3, 2016. A motion was made to approve by Commissioner Pregibon and seconded by Commissioner Gold; all in favor yes.

Chairman English called the first address:

Address: 706 Washington Street:

Applicant's Name: Asana

Contractor: None to date.

Block/Lot: 206 / 40

This application is located in the R-1 Residential (H) Historic District.

Applicant was approved to install new signage for the basement level commercial tenant unit. This projecting sign will be placed on the north side of the apartment entrance door, the material of this sign is Durabond a double-faced aluminum Composite. This sign will measure, 1' 6" w x 2' 5" h; sign will read (ASANA) (Soul Practice) letters will measure 3 inches. Background colors will be with beige letters. Commissioners suggested that building owner scrape all loose paint from the building, powerwash and re-point it. Owner agreed to this.

A motion was made to approve as presented by Commissioner Perry and seconded by Commissioner Sanchez all in favor.

Chairman English called the next address:

Address: 227 Washington Street

Applicant's Name: Quality Greens

Architect's Name: Joseph J Smerina Ain (New York Design)

Consultant: Allen Kratz

Applicant was approved for the exterior renovation of the existing retail unit, per drawings dated 11/29/16. A new ventilation stack will be installed at the rear of the building at the (Court Street) vent shall exit the building no less than 8 feet above grade and continue up the façade to the roof line. Maximum projection of this vent stack shall not exceed 12 inches at any point, will be replacing the existing door facing Court Street.

This storefront will be rehabilitated. Black tiles (glass PSG) will be restored or replaced, vent and louvered panels will be restored or replaced, window glass and aluminum frames will be replaced including the window glass on the south wall of the recessed residential entry way. The door frame will be altered to recess the double entry doors so the out-swing will not extend more than 18" into the right-of-way; new side windows will be added to achieve the realignment.

Signage: A projecting leaf logo blade sign will be installed 8 feet, above sidewalk grade to the right of the storefront; sign size shall be 2' 6" x 1' 9", max projection of 2' 3". Two horizontal sign bands will be installed above the storefront and the sign letters will be attached to the bands; letters reading "Quality Greens" will not exceed 12 inches in height, and the word "kitchen" will be 7 inches.

Lighting: Existing goosenecks will be replaced by installing 5 new thin profile fixtures to indirectly light.

A motion was made to approve by Commissioner Pregibon; with the signage ledge being reduced to 12 inches and seconded by Commissioner Gold, all in favor yes.

Total vote – Yes - 8 / Nay - 1

Chairman English called the next address:

Address: 91 Washington Street

Applicant's Name: Wok to Walk Management

Architect Name: G141 Architecture

Applicant was approved; for the installation of one sign over the storefront that will read (Wok to Walk). Total measurements will be 18.05", letter size will be 12 inches, this sign will have 1" ACM backing panel color will be matte black finish, will have a black border /frame color of letters will be Orange PMS 7578. Store logo will be about 14 inches.

Will be installing a blade sign, on south side of the storefront the sign will read "Wok to Walk"; this will 2" double face aluminum constructed blade sign painted full black. ½" acrylic panels painted Orange PMS 7578 adhered to aluminum, logo and letters, adhered to orange panels.

2 inch Aluminum square tube support arms with full weld to ¼ aluminum square tube support e. Plate mounted to the wall with required fasteners.

LED lighting- Sloan slim liner white LED cove lighting approx. 16' hidden down lighting attached to inside of soffit. Lighting will be recessed down.

Storefront entrance door will be painted black. Existing knee wall to remain and painted black, new 3 pane insulated glass will be installed for front windows, the new glass and aluminum storefront panel will be installed at 90 degree angle replacing the south wall of the vestibule; and aluminum storefront door and side-lite will be installed retaining the 3 or 4 inch set back from the line. No other changes will be made to the existing façade.

A motion was made to approve with the amendment which was made by Commissioner Pregibon and seconded by Commissioner Abrams.

Commissioner English yes, Commissioner Perry yes; Commissioner Pregibon yes; Commissioner Stewart yes; Commissioner Anderson no; Commissioner Abrams yes; Commissioner Sanchez no; Commissioner Druck yes; Commissioner Gold yes.

Total vote – Yes - 7 / Nay - 2

Chairman English called the next address:

Address: 418 Washington Streets

Applicant's Name: Fast Food Holdings LLC Trading as Grubbs Take-Away

Architect's Name:

Applicant was requesting to install wood siding, over the existing brick storefront, Commissioners made some suggestions and had this application carried to the next HPC meeting on January 4, 2017. Applicant agreed to this. No motion was taken at this time.

Chairman English called the next address:

Address: 718 Washington Street

Applicant Name: 718

Contractor's Name: Ray Guzman

Applicant was approved for the installation of a new sign on the 2nd floor of this building. The sign will be placed between the windows facing Washington Street and will read (seven one eight). Sign substrate 30"x30"x1" aluminum painted matte black backboard, color of letters will be white and will measure 2'x ¼ "acrylic laser cut letters and frame. No lighting was approved

Commissioners requested a letter from the tenant on the 2nd floor stating it is okay to place this sign between the windows.

A motion was made by Commissioner Zane and seconded by Commissioner Anderson all in favor yes.

Total vote – Yes - 9 / Nay - 0

Chairman English called the next address

Address: 70 Hudson Street

Applicant's Name: Prime Cycle

Contractor's Name: Ray Guzman

Applicant was approved for the installation of window graphic signage in the transom of the main entrance door; this sign will read Prime Cycle, measurements will be 42''x72'' letter will measure 12 inches, the web-site address which is www.primecycle.com letters will measure 3 inches. Color Pantone 635 C will be white translucent letters on tinted blue translucent frosted high performance vinyl.

A motion was made by Commissioners Anderson to approve with the amendment to the application to remove the shouters and seconded by Commissioner Zane; All in favor yes.

Total vote - Yes – 9 / Nay - 0

Chairman English called the next address:

Address 518 Washington Street

Applicant's Name: Charritos

Contractor's Name: Ray Guzman

Applicant was requesting to paint the existing copper storefront light blue, the Commissioners made some suggestions to Mr. Guzman. Mr. Guzman agreed to check with the applicant and return at a later date. No vote was taken at this time. The paint color was denied, just gooseneck lamps was approved.

Chairman English called the last address

Address 409 Washington Street

Applicant's name: Bluestone coffee/ Nicholas Stone

Architect's name: Fahey Design Build

This application was requesting to remove the existing bulkhead of the storefront and will be installing new folding doors, Commissioners made some suggesting about the removing the bulk head. The applicant agreed to return for the next HPC meeting on January 4, 2016, no vote was taken at this time.

Chairman English called the next address:

Address: 20 Hudson Place

Applicant's name: Mario Fini

Architect's name:

Contractor's name:

Applicant was requesting to install new sign over the existing storefront and also a hanging sign that will read Pizza and will be lit with a neon type of lighting. Commissioners had some concerns about the size of this sign and made some suggestions. The applicant agreed to return for the next HPC meeting on January 4, 2017, no vote was taken at this time.

Address: 202 Washington Street was on the agenda but did not appear at this meeting.

A motion was made to adjourn @11:00 P.M. All in favor.